Karen Y Johnson Davidson County
Batch# 152382 DEEDQC
10/18/2018 10:29:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181018-0103411

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

| New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Kiem Ngo, et al<br>648 Harding Place<br>Nashville, TN 37211 | Same | 14701005400 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Kiem Hong Ngo and Kim Ngo Felts, have bargained and sold, and do hereby transfer, convey and quitclaim unto Kiem Ngo, married, and Kim Ngo Felts and Carl Richard Felts, Jr., wife and husband, as joint tenants with right of survivorship, their heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 473 on the Plan of Caldwell Hall, Section 6, as shown on the record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nga Van Ly and wife, Bach-Thuy Thi Nguyen by Warranty deed from Peter J. Harper, Sr. and Wife, Georgia M. Harper of record in Book 7632, page 920, Register's Office for Davidson County, Tennessee, dated August 19, 1988 and recorded on August 22, 1988.

Being the same property conveyed to Bach-Thuy-Thi Nguyen by QuitClaim deed from I, Nga Van Ly (a/ka/a Ricky Ly) of record in Instrument No. 20020116-0006692 Register's Office for Davidson County, Tennessee, dated January 10, 2002 and recorded on January 16, 2002.

Being the same property conveyed to Bach-Thuy T. Nguyen, Kiem H. Ngo and Kim T. Ngo, all unmarried by QuitClaim deed from Bach-Thuy T. Nguyen, unmarried of record in Instrument No. 20020116-0006693 Register's Office for Davidson County, Tennessee, dated January 11, 2002 and recorded on January 16, 2002.

Being the same property conveyed to Kiem Hong Ngo, unmarried and Kim N. Ngo(a/k/a Kim T. Kim) by Quit Claim deed from Bach-Yhuy T. Nguyen of record in Instrument No. 20030915-0135113 re-recorded in

Instrument No. 20041207-0145630 Register's Office for Davidson County, Tennessee, dated August 20, 2003 and recorded on September 15, 2003.

Being the same property conveyed to Kim Ngo Felts, a married woman by QuitClaim deed from Kim Ngo Felts, a married woman (formerly known as Kim N. Ngo and Kim T. Ngo) of record in Instrument No. 20120524-0045252 Register's Office for Davidson County, Tennessee, dated May 8, 2012 and recorded on May 24, 2012.

This is improved property known as 648 Harding Place, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing their signature this 12th day of October, 2018.

Kiem Hong Ngo aka Kiem Ngo

Kim Ngo Felts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kiem Hong Ngo, aka Kiem Ngo, and Kim Ngo Felts**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 12th day of October, 2018.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10-7-2019

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me this 12th day of October, 2018.

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 3/24/2019